



TOWN OF MILLVILLE
Planning & Zoning Commission Meeting
November 18, 2021 @ 7:00 pm
AGENDA

1. Call Meeting to Order/ Pledge of Allegiance/ Roll Call

2. Approval of Meeting Minutes

- A. Revised October 7, 2021 P&Z Meeting Minutes: Revised to correct wording on page 3, paragraph 8 from “pump” to “pond.”

3. Citizens’ Privilege

The chairman shall invite members of the public to address the Commission concerning any topic *not* listed on the agenda. If someone chooses to speak during the first Citizens’ Privilege, he/she may *not* speak on the same topic during the second Citizens’ Privilege.

4. New Business

- A. Review, discuss and possible vote on a recommendation to Town Council a revision to the Millville by the Sea Master Plan and Development Performance Standards, submitted by Civil Engineering Associates Inc. on behalf of Ardent Companies LLC.

Synopsis: The applicant wishes to remove the concept plan submission requirement for each village from the MBTS Development Performance Standards.

- B. Review and discuss a concept subdivision site plan submitted by Land Tech Land Planning, LLC, on behalf of ASF MBTS, LLC for the proposed Millville by the Sea (MBTS) West Village A-1. The 26.11 acres proposed subdivision consisting of 64 lots is located at Tax Map Parcel #134-15.00-91.01, is zoned Master Plan Community (MPC).

Synopsis: The applicant wishes to discuss the concept site plan for the project with the Commission before submitting the preliminary site plan to get feedback, comments, and recommendations.

- C. Review, discuss, and possible vote to recommend to Town Council a preliminary site plan submitted by Land Tech Land Planning, LLC, on

behalf of MTK Real Estate, LLC (Banks Wine and Spirits), for the expansion of the existing parking lot and the addition of a 2,400 square foot storage building; Located at 38014 Town Center DR; Tax Map Parcel #134-12.00-410.00 and 134-12.00-411.01; Zoned C-2-Town Commercial District.

Synopsis: On March 11, 2021, the applicant presented the concept plan for this project to the P&Z Commission. The Commission asked about run-off for the new paved area, and the applicant stated that concern would be addressed at preliminary.

5. Citizens' Privilege

6. Announcement of next meeting

7. Adjournment

NOTE: THE ABOVE AGENDA IS INTENDED TO BE FOLLOWED, BUT IS SUBJECT TO CHANGES, DELETIONS, ADDITIONS, AND MODIFICATIONS, AS PERMITTED UNDER THE FREEDOM OF INFORMATION ACT OF THE STATE OF DELAWARE. COPIES MAY BE OBTAINED AT THE TOWN HALL. * This agenda was revised on 11/15/2021 to add the approval of the Revised October 7, 2021 P&Z Meeting Minutes.

To attend the meeting via webinar online/teleconference, you must register or call in AT LEAST 15 minutes prior to the start of the meeting at:

<https://attendee.gotowebinar.com/register/3623868697699931406>

Once you join the webinar, a window will pop up and you will click on "Open GoTo Opener."

Phone Number (for those who do not have a microphone on computer/laptop):

+1 (562) 247-8321

Audio Access Code: 295-414-760

Audio PIN (which will appear in the "Audio" box dropdown within your control panel window) must be entered over the phone before being able to be unmuted by the Town. Please note if your computer/laptop/tablet does not have a microphone and/or speakers, you will have to use the phone option for attending the meeting so we can hear you when/if you want to talk. Cell phones will require the free "GoToWebinar" app downloaded. After registering, you will receive a confirmation email containing information about joining the webinar.